



270 Fog Lane, Manchester

Offers Over £400,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



270 Fog Lane

Manchester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A Light and Airy Modern Townhouse
- Located in a Peaceful Development and Only Moments From Excellent Transport Links and Local Amenities
- Three Good Sized Bedrooms and Two Contemporary Bathrooms
- Modern Fitted Kitchen and Large Open Plan Living/Dining Room
- Off Road Parking and a Generous Rear Landscaped Garden
- Stylish Interior and Spacious Accommodation



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This impressive three bedroom end of terrace house offers a superb opportunity to acquire a modern townhouse within a peaceful and sought after development, ideally positioned just moments from excellent transport links and a wide range of local amenities.

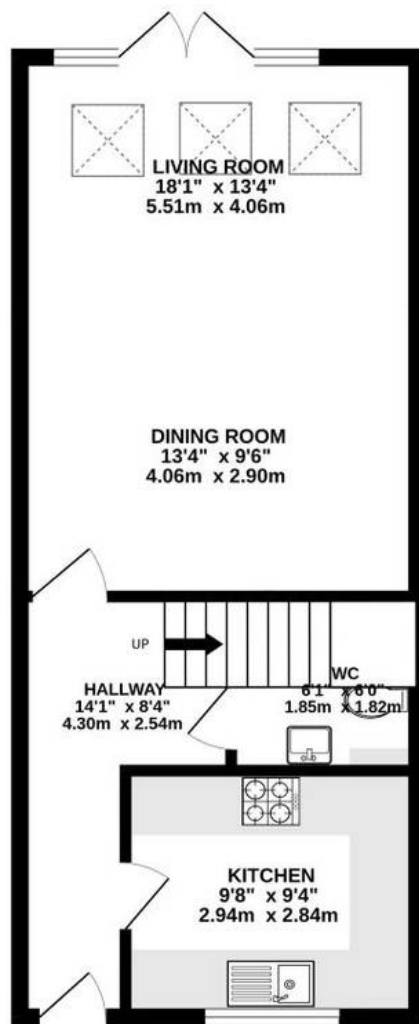
The property features a stylish and contemporary interior, designed to maximise natural light throughout, creating a bright and welcoming atmosphere. The spacious accommodation is thoughtfully arranged over three floors and comprises a large open plan living and dining room, with French doors overlooking the rear garden, attractive velux windows and offering with ample space for both seating and dining areas. The modern fitted kitchen is well appointed with a comprehensive range of units, integrated appliances and sleek worktops.

To the first floor there are two good sized double bedrooms, a contemporary three piece family bathroom serves both bedrooms. To the second floor you are greeted by an impressive principal bedroom with ample space, a dressing area and access to a three piece en-suite shower room.

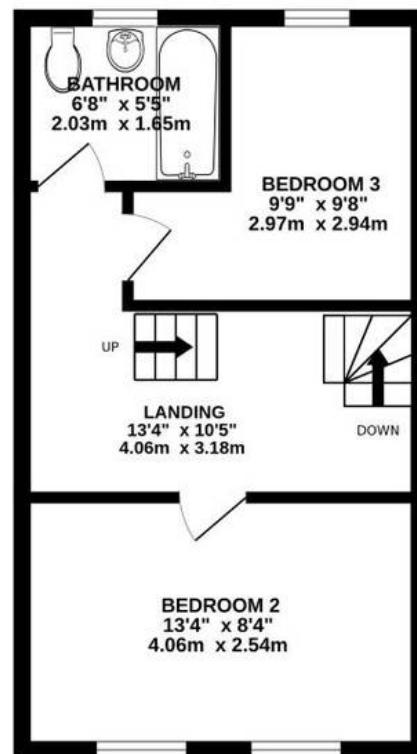
The property also benefits from off road parking and a generous rear landscaped garden, ideal for enjoying outdoor living and al fresco dining. With its combination of spacious accommodation, modern finishes, and a highly convenient location, this home is perfectly suited to families or first time buyer.



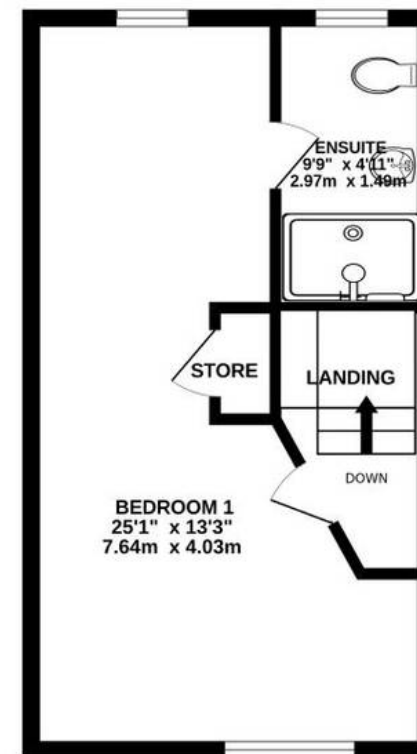
GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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